



# Kennedy & Co.

Cambridge Road, Sandy

SG19 1JE

EPC: D

£239,950

- Excellent Two Bedroom Period Home
- No Upward Chain!
- Spacious 13ft x 12ft Sitting Room
- Generous Modern Kitchen/Breakfast Room
- First Floor Family Bathroom
- Enclosed Easy Maintenance Rear Garden
- Sought After Location
- Short Walk To Both Town Centre & Train Station



**A wonderful opportunity to purchase this superb two bedroom period home, offering no upward chain and enclosed garden, whilst enjoying a superb sought after convenient location within very easy walking distance of the town centre, train station and countryside walks through the sand hills.**

**This fine property briefly boasts a generous 13ft x 12ft sitting room, spacious modern fitted kitchen/breakfast room, first floor family bathroom, and two bedrooms with a good sized master.**

**Other benefits include no upward chain, double glazing throughout, and gas to radiator central heating with combination boiler.**

**Externally the property offers an easy maintenance enclosed garden to the rear.**



**Offered with no upward chain, early viewings on this delightful home are strongly advised.**

**Sandy is serviced by schools, shops and facilities, ideal for the commuter with easy access to the A1(M) and to the mainline railway station to London St Pancras.**

#### **PARTICULARS**

uPVC obscure double glazed entrance door to:

#### **LOUNGE**

13' x 12' (3.96m x 3.66m) uPVC double glazed window to front elevation, double panel radiator, feature cast iron open fireplace with tiled hearth and wooden surround, two built in storage cupboards, door to:



#### **KITCHEN/BREAKFAST ROOM**

11' 6" x 10' (3.51m x 3.05m) uPVC double glazed window and uPVC double glazed door both to rear elevation, double panel radiator, modern fitted kitchen comprising one bowl stainless steel sink/drainer unit with mixer tap over, rolled top work surfaces, range of base units incorporating built in stainless steel oven with built in stainless steel four burner gas hob over, space and plumbing for washing machine, space for fridge/freezer, tiled to all splash areas, further range of wall mounted units incorporating built in extractor hood and hidden wall mounted gas combi boiler, tiled flooring, sunken spotlighting, stairs rising to first floor with built in under stairs storage cupboard.

## FIRST FLOOR

### LANDING

Access to loft space, communicating doors to:

### MASTER BEDROOM

13' x 12' (3.96m x 3.66m) uPVC double glazed window to front elevation, double panel radiator.

### BEDROOM TWO

10' x 6' 3" (3.05m x 1.91m) uPVC double glazed window to rear elevation, double panel radiator, built in storage cupboard over stairs.

## BATHROOM

Chrome wall mounted heated towel rail, re-fitted modern three piece white suite comprising low level W.C, wash hand basin with mixer tap over, panelled bath with mixer tap and shower attachment over, tiled to all splash areas, extractor fan.

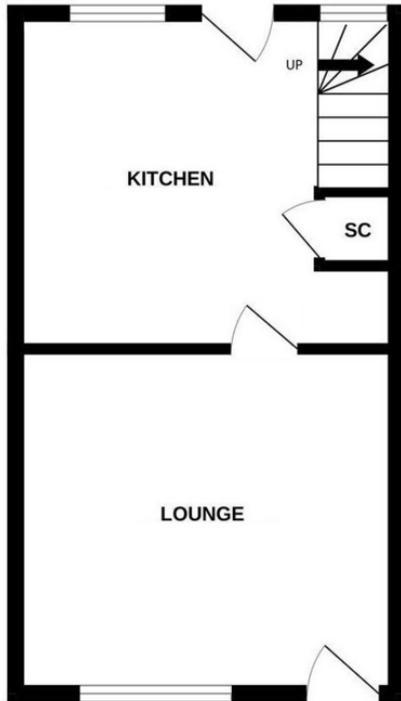
## EXTERNALLY

### REAR GARDEN

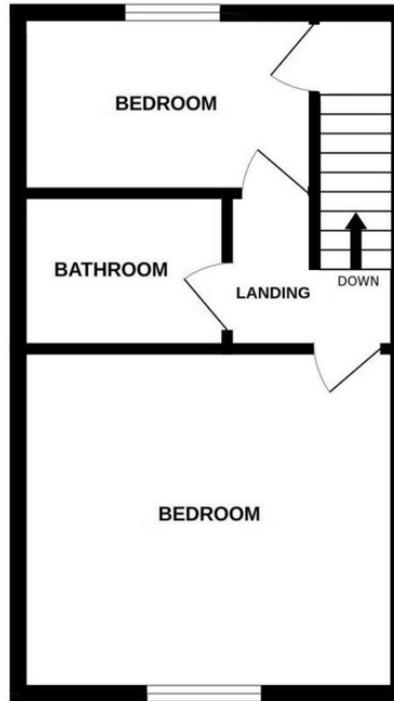
Easy maintenance enclosed rear garden, mainly paved with shingled area, gated access to side, neighbouring right of way.



GROUND FLOOR



1ST FLOOR



**COUNCIL TAX BAND**

Tax band B

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**OFFICE**

17 Market Square  
Sandy  
Bedfordshire  
SG19 1LA

**T:** 01767 692327

**E:** [sandy@kennedystateagents.uk](mailto:sandy@kennedystateagents.uk)

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